

MINUTES OF MEETING

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, February 16, 2010, at 6:30 p.m. at 851 Celebration Avenue, Celebration, and Florida.

Present and constituting a quorum were:

Cliff Akey	Chairman
Paul Collins	Vice Chairman
Tom Sunnarborg	Secretary
Lee Moore	Treasurer (<i>via telephone</i>)
Bruce Carlson	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Jan Carpenter	Attorney: Shuffield, Lowman & Wilson
Mark Vincutonis	Engineer: Hanson Walter & Associates
Brenda Burgess	Moyer Management Group
Michael Harford	Osceola County Commissioner, District 1
Jim Parker	Walt Disney Imagineering
Garth Rinard	Davey Tree
Brian Smith	Severn Trent Services
Dave Tomek	Osceola County, Road Management
Brian Wheeler	Toho Water Authority
Residents and members of the public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Akey called the meeting to order at 6:30 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Moyer called the roll and stated a quorum was present for the meeting.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Akey led the *Pledge of Allegiance*.

FOURTH ORDER OF BUSINESS

Approval of the Meeting Agenda

Mr. Akey reviewed the agenda and requested any changes.

Mr. Akey stated Commissioner Michael Harford from District 1 is here and we will move several items pertaining to the County, including some of the road repairs after the

public comment section. After the County items, we will do the introduction and presentation from the Parking Garage Community Task Force.

FIFTH ORDER OF BUSINESS

Public Comment Period

Mr. Siegel stated I sent a note to the Board members on items I expected to address today. I have a question about why we have separate CDDs for Enterprise and Celebration. Has there been any discussion about merging those Districts for the convenience of the citizens so there would be one less entity?

Mr. Akey stated this issue had come up at a workshop last summer. You could probably ask five different people and get five different answers. I will allow Mr. Moyer to give you some of the history on the original DRI and how it was setup.

Mr. Moyer stated the simple answer to your question is you are probably thinking that the land around Celebration Place is the Enterprise CDD. The Enterprise CDD you are thinking of is 20% to 25% of the total District. The vast majority of Enterprise is on the west side of I-4. That District will provide the same facilities that the Celebration CDD did within Celebration. It is not just water and sewer, but they will be constructing roads, retention areas, street lights and the same infrastructure we have in Celebration when Disney starts on their development west of I-4.

Mr. Siegel stated so Enterprise is not just a Celebration entity whereas the CCDD is.

Mr. Moyer stated that is correct. There are 1,552 acres in Enterprise and 20% to 25% lies within Celebration.

Mr. Akey stated when you come in the community, Celebration Place from U.S. 192 to the bridge is Enterprise and even some of the downtown light poles belong to Enterprise. The question that you have about reducing some of the confusion between the entities is something long term if there was interest to divide the entities. But this could probably be a long ways off.

Mr. Richard Joossens stated I am a resident of Artisan Park. I have been notified by Mr. Sunnarborg that you were planning to put up a fence to block off the area to prevent kids from falling into two retention areas, even though it should have been done a long time ago. I want to verify that you presented this to the ARC and they were okay with it.

Mr. Sunnarborg stated this item is on the agenda and will be part of Mr. Smith's report. I actually went out there with the Chairman of the ARC and it is unlikely that they would approve it the way it is mocked up.

Mr. Moore stated Mr. Siegel sent out an email regarding who will do the striping for the parking lot by the church.

Mr. Akey stated the yellow striping from back of curb to back of curb is the responsibility of Osceola County. Waterside Drive and Celebration Avenue belong to Osceola County, and we are currently in discussions with them about doing this striping and are looking at the intersection.

Mr. Moore stated on the Front Porch, there were several posts about the church service and the problem with parking at the church. This is something we should definitely look at.

Mr. Akey stated it is definitely being looked at. When we redid the intersection, we asked for the restriping at that time and the County requested that we see if white lines would suffice. We agreed to try it. In the past couple of weeks, the lines have not helped. I asked 10 people over the past couple of weeks if they realized they were in a no parking zone and not one of them did without seeing the yellow curbing. Mr. Hostetler, Mr. Bitar and Ms. Joedel Zaballero and I are going to talk about this again tomorrow and come up with a plan to try to control the parking. It is impossible to turn off of this intersection. There is the same issue downtown, to a lesser extent on Mulberry and Celebration Avenue where the cars are parked right up to the curb and sidewalk. That makes it a tough left hand turn off of Mulberry. I will keep you updated after we meet tomorrow.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of the January 19, 2010, Regular Meeting and January 19, 2010, Workshop Meeting

B. Invoices and Check Register

Mr. Akey reviewed the Consent Agenda, and requested any corrections, additions, or deletions to the minutes.

On MOTION by Mr. Sunnarborg, seconded by Mr. Carlson, with all in favor, the Consent Agenda was approved.

SEVENTH ORDER OF BUSINESS

Introduction of Parking Garage Community Task Force

Mr. Akey stated we had a request from a community group that has engaged in discussion and research on a parking garage. Mr. Randy Johnson is a representative of that group who will start the presentation.

Mr. Johnson stated I am proud to present the work product from some community leaders, mainly residents of Celebration. I am proud to be Celebration's first State Legislator and enjoy the public service very much. I have great respect for your public service and the challenges that go along with that. Celebration is a great place to raise a family. We have many people in the town who care about this place, much like you do. Under the auspice that many of our best ideas come from grass roots, there may be some ideas that are not so good. We have an informal working group that has been working together on a lot of projects, many of them with you. There is a long list of items. They are working on trying to get a bus system, build a library, improving the I-4 off ramp, and so forth. Now you are beginning to tackle some of these issues. It seems like many people who have been involved in some of our success stories tend to be the same individuals who have been building churches and improving our community in a hundred different ways. We decided to take this coalition and create a working group. We call it the Celebration Working Group. The issue we thought we would tackle is something we all heard a lot about and had challenges with, which is the issue of parking downtown. The good news is that even with the recession, there is a wonderful demand to be in downtown Celebration, which is good for all of us and due to the wonderful product that we have all worked hard to build. The bad news is we are losing some business due to the economy, which is impacting some quality of life. My first home was on Sycamore Street and I now live down south, which is quieter. The issue of parking, especially for special events, is so important for us, but yet we want to protect our quality of life. We put together a website so everyone knows who we are and what we are doing, which is Celebrationworkinggroup.com. We schedule meetings every other week and the schedule is posted on the website along with a blog. We are trying to engage people to have good ideas. What we want to talk to you tonight is the creation of a parking garage. We were astounded when we first started talking about this about the incredible talent in our community and the response we received. Many of those work products that you see around you has been created by these talented folks around the community who are architects and have a real sense of what the community is all about. They stepped up in a big way. The bottom line is we believe that the next thing we can do to enhance downtown is to consider creating more parking. This will enhance the businesses without them having to add more square footage and increase the revenue. I think we have all been downtown for lunch or dinner and have had problems finding parking. There is no

parking no matter how much business gets turned away. That is lost revenue for us. We are blessed with the challenge of success. There is a sense within our group that this could be a business multiplier and the single next best thing that we can do for our community to help facilitate business. We also thought it made sense, at several meetings we had on the issue, to change the perception that it is hard to park downtown. That is the issue that has come up over and over again. Obviously at the convenience of our customers, we want to increase the businesses' traffic. We also think there may be a smarter way to deal with the people who get there first every day, which are the hundreds of employees who work downtown. They take all of the good parking spots and maybe we can find a way to deal with that so we can leave the prime spots open for our customers. With me today is our Chairman, Mr. John Conroy and the other people who form our committee. We asked some of the talented folks in our town to do some free "*dreaming*" with us. We were not too proud to ask for free stuff from our businesses and we wanted to show you this terrific response. At this time, I would like to introduce Mr. Conroy who is a former executive of CBS and NBC about conversations that he has had.

Mr. Conroy stated thank you for inviting us and listening to us. I mainly wanted to see what we may all know on the surface without any dollar and cents understanding of what parking means to a restaurant like D'Antonio's. If someone wants to reserve 50 seats for dinner to put together a nice party at D'Antonio's, that is a sizable amount of money and business for that restaurant. Now the next thing they have to deal with is where everyone can park. Many times, if they know they are going to have a big party, they can make the space available. Maybe 15 to 20 people showed up and the other 15 to 20 people kept saying they would be there, but could not find a parking spot. The idea of the parking garage started when I was watching the community television station and saw that the CDD decided to take over responsibility of the Stetson parking lot. I thought if I was going to get involved in something like a parking garage, I knew it was going to take a lot of work and time and realized if the CDD owned the property, they were going to be the ultimate owner of this facility, it was going to be a worthwhile project and something we could do for everybody. As I began to talk to some of the restaurant owners, I realized the enthusiasm that came from these owners. Many of the employees who work in these restaurants are our neighbors. They understand how to solve expansion. These restaurants are doing well. Three or four are outstanding in their size and capacity. Some are serving 700 to 800 diners per day. If we can allow them the opportunity to expand and do

something with their employees that would allow them to free up the parking in the downtown area by having a parking garage, that is a substantial move. I would look at this from a business point of view. We have businesses that are open seven days a week from early morning until late. We can make this garage work so it is not busy on Friday and Saturday night by having 200 employees park in the garage from Monday to Friday and charge a reasonable fee like \$3. By doing this, we cover the cost of the construction of the parking garage. There is absolutely no reason to have a tax requirement going out to the County in order to build this garage. The garage will be supported by the fee charged to use it. One of our Committee members, Susan, who runs a restaurant that has 70 employees, suggested that the restaurant owners have their employees park in the garage in the morning. Now there are going to be more people parking downtown because there are vacant parking spaces everywhere. That is just one example of what we can do to generate revenue and help the downtown area. The second area is Stetson University. There are 250 students who are attending the university on Saturday to get their MBA degrees and there is no where for them to park. They can use this parking garage without any interference to us or the rest of the community because Saturday during the day is not going to be a busy day in the garage. We can fill the entire garage on Saturday with the students from Stetson University. Mr. Johnson and I work closely with the Catholic Church. Mr. Johnson received a phone call from the Bishop saying that he wanted to build a church and he found a location and wondered whether we could find out if this location was available. We did look into the feasibility of building where the Catholic Church now resides. The end result is we now have a Catholic Church in town, which is a substantial financial advantage to our community and the residents who live in it. This is a very large Church, but there is not enough parking. I was there for a mass on Christmas Eve at 5:00 p.m. and 800 people attended this mass and 1,100 people attended the one following this mass. It was like Disney emptying out at 9:00 p.m. That is a problem that we can look at because the Bishop took a larger area that was grass and turned it into parking. I have a diagram showing a five-minute walk or ten-minute walk from the garage to different locations like the golf course and all of the downtown businesses and the churches. We could have a shuttle service from the churches directly to the parking garage. That would reduce the amount of parking around each of the churches and allow those churches to grow and expand. Yet another use came about while I was meeting with Susan and her husband, who suggested talking to the golf

course because they were doing a lot of business with weddings. They were thrilled about this because they have weddings where they have booked two weddings and have problems with parking. Now they can park in the garage. Think about how close in proximity the golf course is to the garage. This will allow the golf course to grow and they can hold more events knowing that they have enough parking. We also spoke to the Celebration Elementary School, which would be directly across the street from the parking garage. I do not know if you are aware, but there are a number of events that end up being held at the high school because they do not have enough parking and they do not want to upset the residents living around the school. The parking garage can be used for downtown special events, such as the Fourth of July, when we have 20,000 to 30,000 people. We have eight to ten events every year that can directly benefit from the parking garage. As people come in for a special event, they can park in the garage. We still have growth and we have to consider the additional construction that is planned for Celebration Boulevard and for the homes being built by the high school. We have approximately 20% to 22% vacancy rate for apartments and condominiums, but when the economy changes, we can expect an increase in the amount of people and cars. I think it is time and it is feasible to have a parking garage.

Mr. Johnson stated I think it is important that we point out to you that these are anecdotal conversations and is not based on scientific surveys. We have been impressed with everyone we have spoken to. We are certainly not saying that they endorse the project, but they would like to know how it is going to work. But there is a real sense in the community that this is something important. In our studies, one of the things that we discovered is there has always been in the original plan, the building of a parking garage on this site. Right now there is flat parking on the site and we propose building a structure. Those are just details. What we wanted to do today was to spread the basic facts and our opinion in front of you to see what you think. I do not want to get too deep into a business plan because we want you to know what we have discovered. Basically a parking garage costs \$10,000 per parking space. If we take the 100 parking spaces and build up, we can build a parking garage for 300 to 400 spaces, depending on how high or low you want to build. For example, a 300-parking-space building will cost \$21,500 per month. Of course there is operation and maintenance and other issues. We really believe this is a viable project. This is not just another thing that the government does and it becomes a black hole to finance it. No one wants to get involved in something like that

and we are not proposing it. One of the things that was a consensus amongst our group was that we wanted to make sure that we express what we are not doing. What we are not doing is proposing an assessment for residents. We feel like the cost should be paid by the businesses as the garage benefits the businesses downtown and we should have a lease or an assessment or paid parking for their employees. Imagine the success of moving hundreds of employees out of prime spaces and into a parking garage for paying customers. We also discussed potential revenue streams. We are not saying in the final analysis that this is something we want to do. We wanted to bring you the philosophy of the garage and some ideas of how it could be supported. One idea posed by a restaurateur was to have a valet parking business. This is a terrific idea, especially when there is high volume and everyone wants to eat lunch and dinner at the same time. That would facilitate business and perhaps create a wonderful viable thriving business downtown. We can have an hourly parking charge and sell a yearly pass to residents. We do propose assessing people who are impacted, but under the essence of a fee, perhaps residents would buy yearly parking passes in order to have continuous access. Another concept was to have the bottom deck be leased out for office space or a community area. Stetson University is across the street and there could be some form of facilitation for their students such as a café or an office supply store or a Sheriff sub-station or offices for the Tax Collector/Property Appraiser/Supervisor of Elections. Those are some of the concepts we had. We do not believe that the concept of a parking garage hinges on any of these issues, but we are trying to give you a sense of the flavor of our discussions and the wonderful ideas that came pouring in. In closing, we want to share with you the working group's sense that this is the right time to build a parking structure. We believe that the reason this is the right time is because it is financially viable. The timing is actually good because if we do this soon, the cost to build is relatively inexpensive. We expect to be part of the recovery that this nation will be experiencing and as usual, everything starts right here in Celebration. We believe that the concept has a lot of support from a lot of the shareholders and we have done the due diligence. We also believe that the next step is derived from this Board and we are here to pay our respects, share our thoughts with you and answer any questions. We look to your guidance on how you would like for us to proceed or whether you would like for us to come up with another idea.

Mr. Carlson stated I fully support the idea of a parking garage at Celebration. I think it is a great idea. I think we need it. I do not support using taxpayer dollars to do it. There

are a lot of cases where a government body will provide an agreement for 25 years, through the life of the facility in return for some royalties and taxes for the maintenance and insurance costs that are required on the facility. In return, the group goes out and gets an independent investment team that is backed by the businesses and other entities. You may be able to get the financing from the businesses in Celebration or government financing through Federal grants or State grants. The State may not have any money, but Federal grants are available. You are backed by having a long-term agreement with a government body and backed by revenue streams by significant owners. That way it is a win-win situation. The facility pays for itself and in many situations, when the investors are paid off after 25 years, it can revert back to an organization like the CCDD or continues to make money. If you get tired of running it and it is paid for, then the CCDD might consider taking it over. At that point in time, all of the investors have made their return and the facility is paid for. I suggest you go and find a way to provide a Hosting Agreement for the life of the facility (25 years) and we can cover the liability, maintenance and taxes on our property at a nominal fee and you can cover the building of the facility with a group of investors. That is a win-win for the community.

Mr. Collins stated I agree with Mr. Carlson. I would not support anything that the residents were in any way shape or form paying for. I would support something where we can have a host agreement. I have seen a lot of parking garages where there was a great deal of thought about how they were going to make revenue and they did not make any revenue. I compare Celebration to Hyde Park in Tampa. They built a parking garage, thought they were going to charge for it and they spent more money trying to collect money than money coming in because people were not going to pay to park when they could park for free 10 yards away. I think people need to understand our history. We used to have a lot of parking, but when The Celebration Company sold downtown to Lexin, my impression is that they sold the entire downtown area, plus the empty parking lots. The reason why they sold the empty parking lots is because they wanted to develop them. They could either build condominiums or help downtown. It was their responsibility to decide how much of the parking spaces they were going to use for development and what they were going to leave for the downtown parking. When we saw the plans for the condominiums, I wrote a letter to the County saying "I cannot believe that you are going to allow this." There were a lot of people upset about the amount of parking spaces that were taken by what Lexin did. I can tell you that those people are not going to be happy

when we come back to them and ask if they will buy a parking spot. My strong feeling is that Lexin benefited by selling those condominiums and they did it by taking away the parking. They should be integral to the solution on the parking since they are the landlord for the downtown businesses and they sold the land at a steep premium to build Carlyle. We should do this in a way that the CCDD is absolutely off the hook, but we can do something to help. I would support that. In terms of your working committee, I would look at it as a parking committee because a lot of things can be done fairly inexpensively to improve parking downtown. Mr. Moyer told me about this group and I went downtown around 12:30 p.m. because the restaurants were complaining about there not being any parking. I was riding my bicycle and people were circling around trying to find parking. Then I rode over to the Stetson parking lot and there were 70 open spaces as well as next door at the hotel. Even the spaces across from our offices that are supposed to be public parking were empty. There is a simple solution. The problem is that you have a red sign saying that cars will be towed. There should be parking signs directing people to parking. I like the valet parking idea. I was in Dallas at a shopping center like ours that offered valet parking. I would rather see this than a parking garage, which would be the last thing to look at. I do not think the residents in the Carlyle condominiums are going to like looking out of their windows at a parking garage instead of a nature preserve. I would hate to see a parking garage, but if things get to this point, that may be the sixth step. We need to look at the fourth or fifth step to improve the parking before looking at a parking garage. I do not think we should look at having a parking garage right now.

Mr. Sunnarborg stated I like the initiative this group has taken and congratulate all of you for pulling this together in a short period of time. You are right in the fact that we have a lot of good local talent here. I echo the sentiments expressed so far by Mr. Carlson and Mr. Collins. One of your ideas was to make this employee parking a component of the downtown business lease. Do you have any thoughts on how you would force the businesses to pay this daily fee for their employees?

Mr. Conroy stated each of the three larger restaurants told me that they felt that the greatest advantage to them was an increase in income to everyone who worked there. They saw more business, especially during lunch time and more waiters and waitresses earning more money and the income and gross sales increase. Susan thought it would require keeping the cost for parking down. It is not our obligation to talk about finances with the restaurants. We felt our first obligation was to get them to you and the next step

was for us to get out there and talk to people. Mr. Collins brought up some good points, but I think those areas are limited. You do not need to add 20 to 30 parking spaces to correct this problem. I personally believe that you need hundreds of parking spaces. It is not a question of who is right or who is wrong or whether they should have put apartments in there. We can fight for the next 40 years on who is right and who is wrong, but the bottom line is if you make more parking spaces available quickly and cover the cost, we will do what we need to do. I think when you see the revenue figures, you will be surprised at how quickly \$20,000 runs out. Susan did some figures on her own, just using a \$15 parking fee on the periods where there was a high volume of business in the restaurant and the waiters could not handle the crowd such as on the weekend and during holidays. She ended up with a total of over \$150,000 if we just rented the parking spaces.

Mr. Sunnarborg asked is this your first presentation?

Mr. Johnson stated yes. The issue of how a lease was driven with employees came from the restaurateurs. That is not to say that they all feel this way. In addition, representatives of Lexin came to our meetings, which we were happy about because they are a big part of the puzzle. Clearly the employees getting the best parking spots because they come in early and clearing out those spaces so we can get some paying customers, came from the restaurateurs.

Mr. Sunnarborg stated the bottom line is if the CCDD could throw the land into the deal and the deal made sense, I do not think I would oppose it. But I have questions about the financial viability and the business model and where Lexin and The Celebration Company fit into this. I know Mr. Conroy said it has been a month since we verified that we would take ownership of this piece of property. All of this is very new and this is the first time I have heard about it and it may be Mr. Akey's and Mr. Carlson's first time also. When I think of the long-term plan for downtown that I have known about for a long time going back to when I used to work for The Celebration Company, if there was ever going to be structured parking or parking structures built, they were going to be on the interior of the two core blocks. This is part of the reason that the driveways are configured the way they are. Those garages were never engineered, but they were master planned to sit within the core and surrounded by product. That is one of the reasons that the downtown was configured that way to have structured parking inside of those two main boxes. We do not own that property, but Lexin does. I know our ownership is what triggered your idea, which is why the garage is in a different location. I want to get over

the idea that the restaurateurs are the main beneficiary and Lexin is the landlord and percentage rent would be the secondary beneficiary. Where is Lexin in this scenario, other than their local representatives coming to your meetings?

Mr. Johnson stated we are not here representing anyone other than ourselves. Part of our discussion is a roundtable where people can participate and share their views and not feel discouraged. We have had representatives from Lexin attend our meetings and we appreciate that. As a group, we felt like we did our basic homework and got to a place where we needed to come to this Board. Do you want us to continue? Every issue you discuss, we talk about at length. These are all great questions. The issue of building in the interior is something that we discussed at our meetings and those who are successful in the community have told us that even if we had the land, it is a much more expensive evolution to have to go back and retrofit the parking. We would all like to see it there. We want to do enough homework for you to give us guidance, not to make a decision tonight. We want guidance from you and direction. There is no reason for us to continue to go down this road if you believe it is not the right time or it is a bad idea. That is why we are here. We do not want to represent anybody.

Mr. Sunnarborg stated if we threw our land into a deal that made financial sense, I would support that. But, it cannot turn into a guarantee by the CDD or an opportunity for an eventual assessment. I know it would be controversial and I do not know that I would even support using our taxing ability to create that financial vehicle.

Mr. Carlson stated that is where I was coming from, too. When you say, "What do you think about moving forward with this," I do believe that we have a parking problem in Celebration and that Mr. Collins is correct when he says that there are ways that we can help that. But I think eventually we need to have a parking garage. Practically speaking, it is not going to happen on Lexin's property and I do not believe this is going to happen anytime in the next 10 years. If it is an opportunity that we can allow the use of our land with a Hosting Agreement and protection on the liability side and a nominal payment for our maintenance and taxes, it is a win-win. If you go back and find out that the restaurateurs are going to pay and the investors can put up the money or we can get grants from the government and you come back to the CCDD and like Mr. Sunnarborg said, we have a deal. We need a Hosting Agreement. If you wanted something so you could go to a group of investors and tell them that you have a Hosting Agreement, we can probably give you a non-binding letter of intent that says if you do this, we will provide

you with a Hosting Agreement. This allows you to explore the options to see if you can get something done. How do you feel about that?

Ms. Carpenter stated if the Board feels that this is something that they are interested in doing, the next step would be to put the facts together and put out a request for proposal and see what proposals you get for different types of arrangements.

Mr. Carlson stated it would be useful to have a Town Meeting with the businesses and citizens who are interested.

Ms. Carpenter stated you need to get as many pieces of information as you can.

Mr. Carlson stated I am willing to support going forward, but on the same terms.

Mr. Johnson stated one of the things we were trying to avoid was misinformation. That is why we wanted to have a website where we put the facts on. We did not want to stir any issues up with some of the things that might come back at you. Our purpose here today was to come to the Board with our basic due diligence. We appreciate the leadership that we received on how to proceed with this. We hope that we have given you enough to pique your interest and have a sense of the direction you would like for us to go in. We want to continue this discussion with your direction.

Mr. Moore stated I appreciate all of the work that Mr. Johnson and Mr. Conroy have put into this. I do not want to rehash what everyone said as I agree with the comments and I am for a solution. I always thought that a parking garage may be the final solution and we probably could use one, but we need the details. Years ago, when Mr. Sunnarborg was on the CROA Board, we had a Parking Committee where we discussed this issue. The idea behind any parking garage is not a new idea, but it never got some professional opinions and I appreciate that. Some of the things that were brought up awhile ago were some things that Mr. Sunnarborg brought up about how to get the employees to park there. I think at the end of the day, that would help the community, even if it is a parking garage, if we could figure out a way to do it where there is not a huge impact on what it looks like and any deterioration of any aesthetics. I encourage everyone to check out the website. One of the things that is important to do is not to tax the residents for a parking garage and I think the CCDD Board needs to look at making sure that they are not on the hook for it. There are probably a million ways to go about this, if this is the way to go to try to make this happen. I do not know if we could fund this with today's economy or if the CCDD is not on the hook for it, unless we get Lexin and Disney involved. But if you are asking me for my opinion on this issue, I appreciate the work you are doing and I am

all for doing anything we can do to help you move ahead to find a solution for this issue. If a parking garage is the only solution, then I am all for discussing this.

Mr. Conroy stated that is all we are asking for. We thought it would be rude to continue to do what we were doing without coming before you and Mr. Moyer put us on the agenda so we could speak to you. One of the reasons we are doing this is for our town. Between us and our town is this Board. Whether you look at this now or later, it still goes to the town. That is what motivates me.

Mr. Akey stated you heard the comments, concerns and issues. You certainly applied your efforts and all five of us agree that if there is something that would be a viable proposal and had the safeguards for the community, the Board would consider it. Bring us back the information. Last year, we had a couple of meetings on parking and invited Lexin. At the time, we did not even go forward, because parking was not that bad downtown. Once you link them in and do some of the ideas that Mr. Carlson and Mr. Collins suggested and have your long-term plan in place, we can sit down at a workshop and hash it out in more detail. This is the first time I have seen this. I think that is the route to go in. You heard that we are all open to any suggestions and ideas and you heard the safeguards we want in the program.

Mr. Johnson stated if we could have the Board's permission to continue to work with Mr. Moyer because he has helped to keep us focused. He has heard your comments and I am sure that he will continue to give us that focus. He is helpful in telling us how CDDs work.

Mr. Akey stated if there are questions, Mr. Moyer can assist you. That is perfectly fine.

Mr. Carlson stated I think it is useful to have the businesses' and the residents' input. A question came up about Carlyle, just to touch base and get everyone's opinions. I am sure you will see my sense that 80% is supporting this and 20% is not supporting it.

Mr. Johnson stated we have never been involved in building anything where there were not some competing thoughts. That is a healthy thing and is what makes this community great. We appreciate your time and will pass your comments on to our working group and get with Mr. Moyer for further assistance.

Mr. Sunnarborg asked are any of the spaces on that lot committed to anybody in anyway?

Mr. Moyer stated there are 91 parking spaces ± that are not committed. They are totally available. If someone wanted to follow-up, there is no reason employees cannot start parking there tomorrow.

Mr. Sunnarborg asked are any of them committed to Stetson University or Carlyle?

Mr. Moyer stated no. It is all public parking. The same is true with the parking lot across from the Seminole building. There is no reason why they cannot park there.

Mr. Collins asked are the signs on our property?

Mr. Moyer stated we are going to remove them.

Mr. Akey stated the issue with Stetson is they are parking all over the grass and destroying the grass. That is the concern as well as overnight parking at Stetson.

Mr. Moore stated there are plenty of spaces not being utilized. I had a friend come this weekend and I told him to park there. He called me and told me there was a sign saying not to park there. I told him not to worry because he would not be towed.

Mr. Akey stated then we should remove the signs.

Mr. Collins stated I agree. If people want to park, there are P signs directing them to parking, which is a big help. This is an internationally known symbol.

Mr. Akey stated we will ask Mr. Smith to do a plan of how many P signs we will need.

Mr. Smith stated we will start with the Stetson parking lot.

The meeting was recessed at 8:30 p.m.

The meeting was reconvened at 8:40 p.m.

EIGHTH ORDER OF BUSINESS

Coordination with Osceola County (Commissioner Michael Harford)

Mr. Akey introduced Commissioner Michael Harford from Osceola County, District 1 who is here to provide some information and answer questions. There are also representatives from the Code, Planning and Road Departments.

Mr. Sunnarborg stated thank you, Commissioner Harford, for taking the time to join our meeting and for bringing your staff. This is great progress in our relationship with the County.

Commissioner Harford stated we are glad to do this.

A. U.S. 192 News Racks

Mr. Sunnarborg stated for a few months, the CDD has expressed our opinion about four news racks in the U.S. 192 right-of-way in front of Celebration. They are rectangular

boxes that on the highway side have an internally illuminating advertising panel and on the back have internal news racks. We unanimously voted and sent a letter asking for the four along the Celebration frontage to be removed. We met with our County Commissioner, County Manager, County Attorney and U.S. 192 Beautification Board and others. We asked Commissioner Harford to give us an update.

Commissioner Harford stated recently the County Manager and I met with the U.S. 192 Beautification Board to discuss the news rack issue. The vendor was in attendance and he is here tonight. At this point, we are scheduling a meeting with the County Attorney and vendor to discuss the issues identified in the contract that need to be clarified to make sure it is done properly. Part of this was done before I was appointed to the Board and it has been difficult getting through this, but I think that we are at the point to where we identified the issues on our side. The vendor has hired legal counsel so the County Attorney is seeking an appointment and timeframe with the vendor so we can go through those issues and try to solve them. This brings us up to date.

B. Osceola County Signage Survey

Mr. Sunnarborg stated back in late December, a notice was sent by the County to all property owners along the U.S. 192 frontage from the Kissimmee City line to the western County boundary. We were not included because the CDD is not adjacent, but we do participate through our Tri-Party Agreements with the RCID and Enterprise CDD, in the maintenance of our frontage and we felt like we had some reason to make some comments on that survey and we did. We sent in a formal response from the CDD to the Planning and Zoning Office. It was four or five pages long with specific questions that were being asked. The general theme of our answer was "Please do not loosen the signage guidelines in place for U.S. 192." I am sure there have been some recent requests from businesses on U.S. 192 to allow more temporary signs due to the economy to try and advertise more. We think there are plenty of provisions for temporary signs in the County code. We are wondering where this has gone as we have not seen any response nor were any follow-up meetings scheduled.

Mr. Akey stated Mr. Dave Tomek from Road Management can answer this statement.

Mr. Tomek stated I have a copy of the survey that went out. Just this past week, we summarized the responses. In addition to Celebration, there is a group called the U.S. 192 Business Alliance that gave a fairly lengthy response as well as some proposed amendments to our code. The reason we did this survey is because when we did some

enforcement on U.S. 192, a lot of people were talking about how unfair it was. As a result, we agreed to take a look at the entire corridor to see if there was consensus among the property owners to make changes. If there was a consensus, we agreed to take it before the Board for approval, but we needed to enforce what the code required. You have seen a lot of the box trucks that we are getting rid of and some of the dilapidated signs are starting to get removed. If the temporary signs exceeded their 60-day limit, we have been removing them. We are cleaning up the corridor quite a bit. The survey was the first step. Within the next three weeks, probably the last week of February or first week in March, we are going to send out another follow-up survey, which will have the responses to the surveys and some consensus points to see if there is some consensus on those items. I think your point about the temporary signs have created the most conflict. A lot of the responses were against what we have now and we will be looking at expediting that. There is a request to have some larger signs and some flexibility on the message center signs. However, many folks expressed dislike for the temporary signs. The bottom line is we have the results and will be sending those out. For those who responded to the survey, we will make sure you stay on the list. We are having a workshop at our next meeting with all of the property owners in the corridor at the Ramada Hotel at I-4 and U.S. 192. They offered us the use of their conference room.

Mr. Sunnarborg stated thank you for that report. I am not sure if we addressed this specifically in our response letter, but the way that the original survey was done, it was only sent to property owners with property adjacent to U.S. 192. I understand that was the first step and there will be follow-up. The danger in doing that and then taking those results back to the County Commission saying there is consensus on any part is that you only asked the business owners on U.S. 192. Hardly anyone in that zone is a residential owner adjacent to U.S. 192.

Mr. Tomek stated we tried to keep it to every property owner within Sign Zone A. We get a variety of zoning signs from the County. There is not one for most of the streets. Sign Zone A is for the commercial tourist area on west U.S. 192. We try to keep our survey to just that zone. We will see if those folks can come to a consensus. We only sent them to the property owners. We did not send them to the tenants or businesses.

Mr. Sunnarborg stated I understand, but if you ask the business owners what they want and they have a consensus, it is not necessarily going to be the consensus of what

the people at that end of the County want. I would be careful about how it is characterized and how the results are characterized to the commission.

Mr. Tomek stated I think you will be surprised with the results.

Mr. Sunnarborg stated hopefully.

Mr. Jim Siegel asked can you summarize the results we may find to be surprising?

Mr. Tomek stated we went through the entire code for Sign Zone A, which includes full mounted signs, ground mounted signs, window signs, electronic message centers, box trucks and banner signs. The report I distributed takes you chronologically through the survey process. In the front is the actual survey and pictures of the types of signs you were inquiring about. We received 27 responses to the survey. Everyone was in agreement with the current code for the main billboard signs, but some wanted to see larger signs. We received a lot of positive comments on the electric message center signs and some comments about eliminating the 8-second rule, which we are looking at. We received favorable responses for the permanent signs, but there were responses to make them uniform. There was a dislike for the temporary signs. When we actually looked at the results on the mobile portable signs, the majority did not like those signs, nor did the majority like the cold air inflatable balloons or banner signs. The feather banner signs got some support. There was an overwhelming majority that does not like the box trucks and only five liked them. So it does not look like the box trucks are coming any time soon. Just because the majority responded one way or another, does not mean we had a consensus. We are not going to go through this whole public hearing process, unless we have a consensus. We are going to have some follow-ups with some suggestions that we have based on this, which we will send out to everyone instead of getting the commentary section to see if we have an actual consensus.

Mr. Akey stated I see a lot of signs in disrepair and rusted. Are there code people that go out to make sure they are well maintained?

Mr. Tomek stated that is already in the code. We actually already started this process. A lot of those bigger signs can be removed as the buildings have been vacant for awhile and we are working through the code enforcement process to get those removed. If it is not a life safety issue, we have some restraint and we give them some time to make provisions to remove them.

C. Orange Central Proposal

Mr. Sunnarborg stated this is in response to an article in the Orlando Sentinel on January 19, 2010. It came out right about the time we put together our response to the sign survey so we were sensitized to these signage issues. We sent a pre-emptive note to Commissioner Harford. What we took exception to and the basis of our letter was if the U.S. 192 Business Alliance wanted to paint the sidewalks orange up and down U.S. 192 from the Kissimmee City limit to the western County boundary, we would like our frontage to be excluded. We feel we have the standing to take that position because we maintain that frontage. We have not heard anything about this matter since and were wondering if you could give us an update.

Commissioner Harford stated a formal proposal was not brought to the Commission for comments. I know that the County Manager met with the west U.S. 192 Business Alliance and it is my understanding that they withdrew the aspect of regaining a particular color for that section of highway. I do not have any further information as of today. I think this was brought about in some discussions in trying to identify the area from 535 to I-4 in particular as a business entity.

Mr. Carlson stated this sounds like a bad idea from a cost and aesthetics point of view.

Commissioner Harford stated I do not disagree.

D. Celebration Avenue Striping Schedule

Mr. Sunnarborg stated this is for Celebration Avenue from the bridge into Artisan Park down to the clubhouse. We already have an agreement but were just wondering if the work was scheduled.

Mr. Greg Hostetler stated I represent the Osceola County Public Works Department and am privileged to be here tonight. That work has been tentatively scheduled, but we do not have an exact day. It is too far out to predict this because of the weather. Unfortunately, with the equipment we use, if it is below a certain temperature, they cannot place the material. We are tentatively looking at the end of March and are confident we can meet this. As we get closer, we will zero in on a date. This equipment was not in operation for some time and was brought back into service about two to three weeks ago. We had two other projects that were scheduled before this one. Once those are completed, we will be ready to start on this one.

Mr. Akey stated that will actually entail a solid yellow line, with no parking on one side and parking stripes on the other side.

Mr. Hostetler stated that is my understanding.

Mr. Akey stated in the next week or so, you, Mr. Joe Bitar and I should take a final look at the drawing and schedule the work for the end of March, beginning of April timeframe.

Mr. Hostetler stated I would be more than happy to do so.

Mr. Akey asked can you bring us up to date on Acadia and Celebration Boulevard?

Mr. Hostetler stated absolutely. In fact, I brought along some handouts. There is a map of the two projects, with the limits of the project shown in yellow along with some project information. For Acadia, the limits of the project run from 200 feet east of the cul-de-sac up to the intersection of North Village Street, which is the piece we are looking to resurface. On Celebration Boulevard, there are various sections intermittently throughout that will be resurfaced for a total of half a mile. We currently have a draft agreement, which I believe needs to go before both Boards for approval. Assuming we can get this agreement in place in a timely fashion, we are looking at having construction completed by early summer. Of course, this is pending getting the agreement in place.

Mr. Akey asked are you referring to the Interlocal Agreement? this Board tentatively agreed.

Mr. Hostetler stated yes.

Commissioner Harford stated the Interlocal Agreement is at the County Attorney's office and is going through review.

Mr. Hostetler stated we agreed on the general terms. It is just a matter of getting the agreement executed.

Mr. Akey stated there are a couple of other projects being handled with Mr. Bitar, which you are probably up to date on. In some places we are talking about painting and striping. There are other areas where crosswalk painting needs to be done. Usually we coordinate those with Mr. Smith, Mr. Dave Barber and Mr. Dave Collins. They probably will be out here in March or April for a status report.

Mr. Hostetler stated those are very much on our radar and are in the pipeline. I know that Mr. Bitar and our Traffic Engineer are working diligently on this.

Mr. Siegel stated a friend of mine lives on Acadia. I believe that Acadia Terrace is one block long and ends in a cul-de-sac. Is the work planned to resurface the road or are they planning to dig up the existing road and place a completely new surface on it?

Mr. Hostetler stated it is not being reconstructed and is a simple resurfacing project. There may be portions of it that require additional repairs, but it is not classified as a reconstruction.

Mr. Siegel asked is it going to be from one curb to the other all the way across the surface of the street?

Mr. Hostetler stated yes.

Mr. Siegel asked what is going to happen to the residents regarding access to their homes while this work is underway? Will they do one side of the street and then the other? How long will this work take? Will the residents be inconvenienced for awhile?

Mr. Hostetler stated it will be phased. Generally speaking, once they put the new asphalt down, it is drivable almost immediately. There may be minor inconveniences here and there, but by and large, there will be access to all of the homes throughout construction.

Mr. Siegel stated I rode over that surface a day or two ago and it appears to be an undulating surface in places. What causes this? Is there moisture underneath the road?

Mr. Hostetler stated that is a complicated question. It could be a whole host of things. It can be attributed to water or normal weathering or overload. Depending on where it is, it could be a combination of those things. I am sure if we had our designer here, he could tell you what the specific problem is with that roadway.

Mr. Siegel stated thank you for your explanation.

Mr. Akey stated my understanding is with this fix, the County will accept the road and if there are future problems with the road, the County will repair it.

Mr. Hostetler stated that is correct. My understanding is based on this Interlocal Agreement, once the construction work is completed, they want the maintenance responsibility from curb to curb.

Mr. Tomek stated I think these are the last couple of roads that the County has not accepted in the community. I look forward to getting them all under County control to where we can handle the maintenance.

Mr. Akey stated for both of these projects, we say resurfacing, but through other extents, the engineering has already gone into it and it will be rather expensive.

Mr. Tomek stated they have been looked at in depth. As they start the milling, if it does present another issue, we have made some accommodations to try to solve those.

E. Toho Water Authority Boil Water Alert

Mr. Sunnarborg stated as you know, a couple of weeks ago, Toho Water Authority had a mainline break and advised everyone at this end of the County to boil their water for a couple of days. We have talked about it and Mr. Akey, Mr. Moyer and I have had individual conversations with Mr. Brian Wheeler who is here representing Toho Water Authority. We are not the water company; that is the Enterprise CDD. However, on a variety of issues, we try to advocate positions that affect our citizens. We did not put this on the list to rehash what happened, but simply to start discussions with the County and the Toho Water Authority about our emergency procedures, not just with water. One of the things we suffer from in Celebration is we are not a municipality. We have four different governance organizations: two HOAs and two CDDs. They work very well and we govern the town. However, I do not think we are setup well to handle a bone fide emergency. We would like to use this as a test case of what went wrong and why we were not notified so we can get better at this in case we have a water emergency or another hurricane or tornado or high-profile crime. We have not discussed this as a Board yet, but we would like to plug into the County's emergency management procedures. We would like to start this conversation now and follow-up on however this evolves. If the CCDD needs to take the lead on that, we will discuss it and see how this could work. Thank goodness this boil water alert was not a problem as the bacteriological tests came back fine. But if they had not come back fine, there were a lot of people in town who drank that water for a couple of days and never knew.

Commissioner Harford stated Mr. Brian Wheeler, the Executive Director from Toho Water Authority can give us some background on how the water incident occurred.

Mr. Wheeler stated I apologize to the residents of Celebration for the disruption in their water services. We are in the business of providing reliable service to all of our customers and it is not something we plan on. What happened was a 24 inch mainline that comes from our main plant broke during construction. It was not the contractor's fault. It was a result of construction that occurred 20 years ago. He uncovered it and once he did that, the pipe came apart. The water pressure dropped almost immediately. The area affected was everything east of Michigan Avenue. I think your main concern was in regards to notification. Obviously when you lose two-thirds of your system, you are

swamped with calls in reaction to the situation. As a result of the incident, I spoke to Mr. Akey by phone. When an incident like this occurs, we have a follow-up with staff to talk through the situation to see what went right and what went wrong and try to improve things better. Obviously, you already highlighted that communication was lacking. When we issue a boil water order, we have good written procedures that we follow and unfortunately, with a large utility, we have issued boil water orders more than we like to, but they happen routinely throughout the system, but rarely do you affect 60,000 to 70,000 people. It is usually like 100 to 200 people and a couple of streets. We used the County's reverse 911 system, but unfortunately this system does not have the capacity to communicate with that many people. We are basically left with the situation of going to mass media to put the word out: television, radio and newspaper. Once they put the word out, it depends on who watches the medium. As we know these days, not everyone watches TV or listens to the radio anymore so you are left with people who do not know about the boil water order. In our follow-up communications, we met with County Emergency Management. The County is in the process of setting up an emergency communications network. In the future, we have a list of 30 different entities who we can notify as well as Celebration, such as the School District and hospitals. We are actually in the position of setting an individual aside to make those calls. The County is also setting up through their Emergency Management Center, the ability to have someone contact the Emergency Management office in the County and they would take care of the process of notifying everyone within their purview to call. I suggest that the CCDD be linked in so we can make the call and they can mobilize their staff. Unfortunately, the residents will have to rely on the mass media, unless the CCDD has the means to communicate directly with their residents. In talking with the County and the City Attorney, both entities are looking into trying to upgrade their reverse 911 system, but even an upgrade to the system may not be able to handle the high volume of calls.

Mr. Carlson asked how fast did this get on the Front Porch?

Mr. Sunnarborg stated unfortunately, when it first hit the Front Porch it sounded like a rumor. It was not verified. I think this happened in the afternoon on Thursday and it was not until Thursday evening when there was reliable confirmation and then we did not hear officially until Friday.

Mr. Akey stated I believe that the County PIO office put a memo out Thursday night.

Mr. Moore stated there was no official notice on the Front Porch. A resident literally posted a note on the website message board that there was an issue with the water and there was no official notice that was put out by CROA or Toho until two days later. I did not know about it until someone came to my house and told me about it days later.

Mr. Moyer stated we found out at 7:15 a.m. on Friday and we posted on the Celebration and Enterprise websites by 8:15 a.m. We were in contact with CROA about doing what they could to notify and put the same notice on the Front Porch. I circulated to the Board some research that we immediately started doing in terms of our own telephone notification system within Celebration. We are pursuing this on behalf of Enterprise CDD. Certainly, when we get the information we need, we will coordinate it with CROA and the CCDD Board as well. Depending on how often you use a system, you can outsource the notification system if you provide these companies with the telephone numbers. It is very inexpensive to do this. I would think within the next 30 days, we will have this capability.

Mr. Moore stated you are talking about a push or pull notification. We cannot depend on having something posted on the Front Porch. We are talking about notification from one government to another. CROA is a private entity that has done a great job to keep in contact with the individuals running the website, but the fact is not everyone is using it. Do not forget that not everyone has access to it. Enterprise CDD and Celebration CDD represent a larger group. I think what Mr. Moyer is talking about as far as something we should look at is what the schools have done in contacting parents. Obviously, this is something that we will not use frequently, but if we need to, this is a perfect way to notify residents.

Mr. Moyer stated the company we are talking to is the same company that works with the school. This is the one that immediately came to my mind because I am familiar with this system.

Commissioner Harford stated I will talk with the EOC to see how we can coordinate better with the Board. We do offer National Instant Management System training. I do not know whether you participate.

Mr. Akey stated a number of our people have been trained by Mr. Tomek. Mr. Danny MacCovy and Mr. Collins went out for certification training.

Commissioner Harford stated I would be happy to do some coordination between the CCDD and our emergency management staff and I would be interested in looking at the

phone system so we can supplement what we try to do through the County. Toho did call the County and we put out a PIO release as soon as we received notification.

Mr. Akey asked in terms of contacting people, is Enterprise CDD going to take the lead and continue to progress with it?

Mr. Moyer stated yes. What immediately comes to my mind, in addition to having some form of notification through the telecommunication or email system, is to get some sign boards. The ones that the road crews have cost between \$18,000 and \$26,000 per sign. I am not talking about those signs, but perhaps we can have something that we can put on Celebration Avenue or Celebration Boulevard coming off World Drive and Celebration Place, and then we have a good method of communication. I do not know of a better way to notify people other than by direct communication and sign boards.

Mr. Wheeler stated we have those sign boards and use them effectively in neighborhoods where we have limited access. It does a good job to get the word out.

Mr. Sunnarborg stated we have lots of tools to use. As a town, we actually communicate rather well. If we can improve our communication with the County or somehow get plugged into the emergency management process, I think that will go a long way to resolve some of our communication issues.

Commissioner Harford stated I will be glad to stay in contact with Mr. Moyer if he does not mind keeping me in the loop.

Mr. Moyer stated sure.

Commissioner Harford stated I will also speak with the County Manager and our emergency management people to try to do a better job of communication.

Mr. Sunnarborg stated we did not invite Mr. Wheeler to give him the third degree and we appreciate him attending this meeting. The good news in all of this is this was a wake up call to see that we need to do a better job. It gives us the opportunity to put this higher up on our agenda and we will.

Mr. Carlson stated communities near large industrial sites have various emergency response programs. They work closely with the community and have the reverse 911 phone system to alert all of the residents that there is police activity. We do not have that here, but once in awhile, in the event of a hurricane we have the need to do it. We are a community that prides itself on technology as its cornerstone. We probably need to look at our system and how we communicate with our residents overall. I am not saying that it

is the CCDD's job, but it is the community's job to take a look at their emergency system in concert with all government bodies to find a way to do a better job.

Mr. Siegel stated if I understand correct, up to this point, the County has not had an official emergency warning or notification system at least for boil water orders except for the media. Is that correct?

Commissioner Harford stated I cannot say that is exactly accurate. I do not know what the emergency response system is. Mr. Wheeler has a policy that he puts into place.

Mr. Siegel asked what is the County now working on?

Commissioner Harford stated we are working with our emergency management people to further identify this and be able to respond better.

Mr. Siegel asked do you have any idea when the citizens of Celebration will know about this?

Commissioner Harford stated I will have to check with the County Manager to see if we can get someone from the EOC to come out to talk about how the EOC responds on a particular incident. I would be happy to do that and I do not have a problem coordinating this so we can have a presentation brought here so the residents could be better informed.

Mr. Akey stated going forward, the plan is to make sure everything is connected.

Mr. Siegel stated I would like to compliment Mr. Moyer and the CCDD on doing something about this issue. I think you have stepped up.

Mr. Moyer stated thank you. One thing we can confirm with the EOC, and it has been several years since we last met with them, but what was clear under various laws is the County is the emergency management agency for Osceola County. We wanted to address whether Celebration could be its own emergency management agency and the answer is we cannot be. A boil water order is different than a natural disaster and it rests with the County and we cannot usurp their authority in that regard.

Mr. Siegel stated I understand.

Mr. Sunnarborg stated but we can put into place better communication.

Mr. Moyer stated yes, to the degree we can help emergency management staff at least within Celebration. That makes a lot of sense.

Mr. Siegel asked can I presume that the process you put together will not only identify the means by which people will be notified but also the situations or conditions under which this might happen?

Commissioner Harford stated I would expect that also.

Mr. Siegel stated I came from the Midwest about 40 years ago and my recollection is that most towns in the Midwest institute a siren system for tornadoes. I do not think the phone calls, sign boards and the internet help with tornadoes and I would urge the County to think about protecting us from tornadoes. My impression is we do not have any public warning on tornadoes. We recently had tornadoes in Lake County.

Commissioner Harford stated I agree that it is an issue and it has been discussed. There is some controversy on whether sirens are actually effective. But at the same time, when security is checking your bags to go into Disney, I am not sure that you feel secure, but you feel like they have done something. That is not to say that is what we want to do, but we need to make sure that what we want to do is an effective use of public funds.

Mr. Akey stated I would like an update on the library.

Commissioner Harford stated thank you for mentioning this. As you know, we recently asked for a couple of letters of support for the library. We submitted a District-designated spending from Congressman Grayson last Friday for \$1.5 million to help with construction costs. Of course it has to go through all of the appropriations and we do not know where it is at. The tentative schedule is for the land purchase to be in April of this year. We expect that the planning and building plans to be done for a groundbreaking in January 2011, and by October 2011, we expect the library to be open. It is not dependent on this money coming from Congress because there is capital in the library fund. I still expect us to move forward.

Mr. Siegel stated I spoke to a Deputy County Manager who said that the County had applied for a grant from the State for \$500,000.

Commissioner Harford stated I am not aware of any such grant for this amount, but there was an appropriation made last year in Congressman Grayson's for \$500,000, but it did not go anywhere. I am not sure if that is what the Deputy County Manager is referring to. There may be some technology grants that would be applied to the State through a formula.

Mr. Siegel stated I spoke to Congressman Grayson a few weeks ago and he confirmed to me that the Appropriations Committee on the House side did not approve any funds for our library.

Commissioner Harford stated this one was just submitted a week ago.

Mr. Siegel asked is this another earmark?

Commissioner Harford stated it is not an earmark. It is District-designated spending.

Mr. Siegel stated so we are into Congressman Grayson for another \$1.5 million.

Commissioner Harford stated we asked to seek additional funding from him.

Mr. Siegel asked why do we need additional funding?

Commissioner Harford stated we do not need it. We just look at it as a way to enhance the money we already have.

Mr. Akey stated my understanding is we just resubmitted the \$500,000 request.

Commissioner Harford stated according to the appropriations for fiscal year 2011, the amount was \$1.5 million at this point in time.

Mr. Sunnarborg stated are there any other questions from the residents? Not hearing any, I want to thank Commissioner Harford and Mr. Wheeler for coming to tonight's meeting.

Commissioner Harford stated thank you for inviting me. I would happy to come back at any time.

NINTH ORDER OF BUSINESS

Action Items for Board Approval

A. Consideration of Resolution 2010-01 Regarding the Acquisition of the CDD Designated Parcel on the Civic Corridor

Mr. Akey asked have we done everything we needed to do on this matter?

Ms. Carpenter stated yes. Several months ago, we presented a Resolution to the Board, but ended up putting it aside until we were ready to enter into the contract.

Ms. Carpenter read Resolution 2001-01 by title into the record.

Ms. Carpenter stated this Resolution approves the contract subject to the term sheet that the Board approved, which is attached as an exhibit. We took the liberty of adding the Chairman and leaving a blank if the Board wants to designate someone else. The purpose of this Resolution is to get the contract and any agreements in place, signed and begin the due diligence so we can proceed. It is up to the Board on whether you want to do this or to have the contract negotiated and come back for Board approval and how much authority you want to give to the Chairman or designate someone.

Mr. Sunnarborg stated the way I read the Resolution is this is exactly what we discussed last month and is only for the acquisition, which is a simple land swap.

Ms. Carpenter stated that is correct.

Mr. Sunnarborg stated it has nothing to do with the program and the eventual construction of the facility on this property.

Mr. Sunnarborg MOVED to adopt Resolution 2010-01 approving the exchange of certain parcels of real property.
Mr. Carlson seconded the motion.

Ms. Carpenter asked does the Board wish to designate someone other than the Chairman to negotiate, approve and execute the contract?

Upon discussion of the Board, the Chairman remained the designated Board member.

Upon VOICE VOTE, unanimous approval was given to Resolution 2010-01.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Manager

i. Financial Statements

Mr. Moyer reviewed the financial statements, which are included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Moyer stated as of today's date, we have collected 85% of our assessment levy for this fiscal year. Last year at this time, we collected 84%, so we are right on schedule and there is nothing out of the ordinary to report.

ii. Contract for Videotaping Meetings

Mr. Moyer stated we should proceed to do a letter agreement that we have used in the past related to videotaping our meetings. The proposal is a flat fee of \$400 per month or \$500 per meeting. With our 12 meetings, the total amount for the fee per meeting would be \$6,000, versus \$4,800 with the flat fee. You could cancel two meetings under the \$400 fixed-fee option and still be in a better position than paying on a per-meeting basis. Therefore, I recommend that the Board extend the contract at a flat fee of \$400 per month.

Mr. Carlson asked does the \$400 cover the videotaping of workshops?

Mr. Moyer stated no, it would be an additional \$400.

There was consensus from the Board.

B. Field Operations

i. Monthly Highlight Report

Mr. Smith reviewed the Field Highlight Report, which is included in the agenda package and available in the District Office for public review during normal business hours.

- ii. Communication and Complaint Log**
- iii. Request for Additional Staffing**
- iv. Request for Authorization to Paint Shade Structures**
- v. Request for Authorization to Make Repairs to the Esplanade**
- vi. Artisan Park Retaining Wall Chain Link Mockup**

Mr. Smith stated none of the remaining items are crucial.

Mr. Akey stated I prefer discussing them further at the next meeting.

Mr. Moyer asked what do you want to do about the Artisan Park retaining wall fence proposal?

Mr. Akey stated I would like to discuss the proposal, but we can leave the mock up of Artisan Park for the next meeting.

Mr. Smith stated for a 4-foot chain link fence in both sections, you are looking at \$6,650. For an aluminum rail fence, you are looking at \$127 per foot for a total of \$120,000.

Mr. Collins asked what about a white plastic fence?

Mr. Smith stated we can do a two-rail white PVC fence, but I think there were some concerns from the ARC about whether the home owners want to see a white PVC fence. They already have a white PVC two-rail fence around the grass park in Artisan Park and we can do something similar.

Mr. Collins stated eventually it will be covered by landscaping.

Mr. Smith stated that is correct, except for the back side of home owners' yards.

Mr. Sunnarborg asked have any of you been out to see the mockup?

Mr. Moore stated I have not.

Mr. Collins stated yes.

Mr. Carlson stated I drove past where it is.

Mr. Akey stated I actually walked the area and saw it.

Mr. Sunnarborg stated we promised the engineer time to discuss this.

Mr. Akey stated part of this was done in the original design of the property, which would have all been approved by Osceola County with permits. Was this design approved?

Mr. Vincutonis stated it has all been approved.

Mr. Joossens stated some parents were highly concerned about their children falling off of that wall. My concern is safety for the kids. Whatever we have to put up there, I

will allow it if you can assure me that there is no way that any two year old can get through it.

Mr. Akey stated keep in mind that two year olds can move extremely fast. A 4-foot chain link fence is going to stop a two year old. Is it a 100% guarantee forever? I do not think so.

Mr. Joossens stated I do not have a real concern about it except for the aesthetics.

Mr. Akey asked does the 4-foot chain link fence accomplish the safety issue?

Mr. Joossens stated yes. We have to look at what the ARC says.

Mr. Akey stated I think the safety issue will trump what the ARC says.

Mr. Smith stated we could go with a 3-foot fence, which would disappear quicker than the 4-foot fence once the hollies mature. It would be the same cost as the 4-foot fence.

Mr. Akey asked are there any other options?

Mr. Smith stated there is the aluminum decorative rail fence, which is obviously fairly expensive, or a PVC two-rail fence.

Mr. Akey stated I would think that the 4-foot chain link fence would be safer than the two-rail PVC fence. If you are talking about a two-year-old unattended child, he is going to be crawling underneath the PVC fence.

Mr. Sunnarborg stated I looked at the mockup with the Chairman of the ARC. He said that he cannot speak for the entire ARC, but this was something they would vote on. He said it was fairly unlikely that they would approve it on just pure aesthetic grounds. I also had an opportunity to speak with a few friends on Wilde who were adamant that they did not want a fence.

Mr. Akey stated they do not want a fence at all. I received some phone calls.

Mr. Sunnarborg stated jokingly they said "If you put up a fence, I will send you a bill for the lot premium I paid for that view." The point is that I gave it a lot of thought standing there with the Chairman of the ARC trying to come up with a compromise, because there are going to be two very different opinions here about pure safety versus pure aesthetics. I think that one alternative we can try is a landscape solution. I would like to read the following statement into the record: *"This is an unfortunate design that the CCDD pointed out to both St. Joe and The Celebration Company prior to turnover. It preceded our first conversation about this by a couple of years. Unfortunately, they both chose not to address the problem, citing the approval of St. Joe's Civil Engineer and the*

County Inspector. The existing condition is approved. Some people think it is unsafe, but it is approved. However, it is possible for someone to fall off the top of these retaining walls and get hurt. There is no sidewalk on the wall side of the street on either Stickley or Wilde. Someone would have to cross an obvious landscaped bed to get to the edge of the wall and into a position of risk. And as I mentioned earlier, the owners of the homes across the street from these areas, paid a substantial lot premium for the water view, which would be obscured by any fence solution. Furthermore, I inspected the chain link mockup with the Chairman of the CROA ARC and he said it was very unlikely that the ARC would approve the 4-foot black chain link fence solution as it is currently mocked up on Wilde Drive on purely aesthetic grounds. And, as Mr. Smith just provided to us, the cost of a 4-foot green powder-coated aluminum fence as is installed in similar areas where there is an adjacent sidewalk, would be prohibitively expensive and would still block the views from the homes across the street. Given these conditions, my recommendation is to ask staff to price out the following solution for our consideration at our March CDD meeting. (1) Add another row of offset holly shrubs to the existing row along the full length of the top of the wall on Wilde Drive. This will give two rows of these very prickly shrubs that will be very difficult to walk through. (2) Because the landscaped bed in front of the wall on Stickley has only pampas grass, my recommendation is to add two rows of offset holly shrubs to the full length of the top of the wall on Stickley between the pampas grass and the top of the wall. This will then make the landscape barrier the same on both Stickley and Wilde.

Mr. Sunnarborg stated on Stickley, there is one row of holly at the top of the wall and they are spaced far enough apart that there is a small gap between them. What I am asking is to double that up and offset it so you fill the gaps, double row and let them grow together into a hedge form. On Wilde there is only pampas grass.

Mr. Smith stated it is the other way around: Wilde has the Holly.

Mr. Sunnarborg stated that is correct. Stickley has just the pampas grass and no holly. Go in there and plant a double offset row of hollies. (3) *We should clearly state to our maintenance contractor that the hollies should not be manicured as individual plants, but be allowed to grow together into a hedge form to further discourage people from walking between the plants. After this installation, if we choose to do that and after a reasonable grow-in period, if this solution is still not sufficient, I am proposing an additional step as follow. (4) Remove the pampas grass in the foreground between the street and the holly*

and replace them all with a full bed of evergreen junipers, something on the ground that is completely green. The pampas grass clumps have an unfortunate appearance, especially when they are cut back in the winter. You can easily walk between them when you cut them down into little balls. The juniper as an alternative, will spread out into a year round full green area that will reinforce the point that you should not be walking through them.

Mr. Sunnarborg stated the problem is that there is no sidewalk. You need to walk through a landscape bed. If there is an impenetrable hedge, you have to work really hard to get over that wall and get hurt. I am throwing this out as an alternative to fencing.

Mr. Carlson stated it is worth looking at. However, I disagree on one point, which is that I believe it is a safety hazard and kids playing football and soccer and frisbee in those two locations are at risk. I think it is our job to do something about it. If you want to do something that is aesthetically pleasing, that is fine, but safety should be considered first.

Mr. Sunnarborg stated please do not misunderstand me. I did not say that it was not a safety problem. I said that you have to work pretty hard to get at risk. All I am suggesting is a compromise for us to think about because a fence will degrade the value of the homes across the street.

Mr. Carlson stated if we are going to do that, I recommend putting in plants that are already grown enough to be a hedge so kids do not play hide and seek through them. It is not adequate in my mind.

Mr. Collins stated I support Mr. Sunnarborg's idea. I am 50/50 in terms of whether there is a safety issue. My understanding is if there is a safety hazard at all, the County is going to make you do something. In this case, they took a long look at it and did not feel that it required a fence. In my mind, I think some shrubs would be plenty and would support this. I do not support spending a lot of money on the fence.

Mr. Moore stated I saw the area before we did the fence and have not seen it since. We usually do not have a fence in Celebration in an area where it can be seen by residents. There could be a safety issue. I am not qualified to say and the County did not think there was a safety issue. We are not going to prevent in Celebration where a two year old can walk out of their house and make their way to a canal. I have a two year old and live right behind a lake and there is nothing stopping my two year old from getting away. However, it does not minimize this and the perception is that people need to put their own fence up and watch their kids, but there may be an opportunity to do

something. I like Mr. Sunnarborg's compromise. My understanding is that we have the chain link fence.

Mr. Smith stated there is a section of chain link there as a mockup.

Mr. Moore asked is this something we purchased?

Mr. Smith stated I laid it out.

Mr. Moore asked do we have any more?

Mr. Smith stated no. I only purchased a small amount.

Mr. Moore asked what was the total cost of the chain link fence?

Mr. Smith stated about \$6,600.

Mr. Moore stated I was thinking if we had any more of the fencing, we could put it up or something similar there, while we discuss Mr. Sunnarborg's plan. Using the natural surrounding to buffer something sounds like a great idea. But if there is an immediate need, perhaps we can do something temporarily. It will obviously take our landscapers some time to grow the hedge. Maybe there is a compromise between the two.

Mr. Sunnarborg stated a couple of things have come up and I am recommending the landscape solution. For next month, we can ask Mr. Smith to price the landscape solution that I just laid out, mockup a short section of the two rail white fence or taking half of the mockup and drop it down to three feet and see how much is hidden by the shrubs. We will get all of those prices and alternatives for next month. As soon as the mockup goes in, we can ask those residents across the street for their opinion.

Mr. Joossens stated I will go door-to-door to get their opinion.

Mr. Carlson stated there is one main house on the corner that backs up directly to the fence. I understand what you are saying, Mr. Moore. It is not a water hazard in these cases, but a fall hazard. We are not fencing ponds; we are protecting someone from falling into a 12-foot drop, particularly on Sticklely. You do not see it when you are walking there. That is why we need to do something there.

Mr. Moore stated I understand that. But, if we believe there is a safety issue, we should put up something sooner rather than later. That does not mean a permanent solution. I am willing to spend \$4,000 to do something temporarily for six to eight months for safety purposes and have a landscape solution.

Mr. Collins stated I am not as familiar with Sticklely and need to look at that, but Wilde may need a 4-foot fence as it did not have as big a fall. You do not fall in the water when there is grass there.

Mr. Sunnarborg stated Sticklely has a higher drop and there is no holly there. In the wintertime, when there is just pampas grass, you do not have to work hard to get to the risk spot.

Mr. Collins stated there is a more serious situation in Sticklely.

Mr. Carlson stated the landscape solution is a great solution. We should remove the grass and add landscaping. We need something there. A safety engineer would have to look at the chain link fence. If I had a 3-foot chain link fence, I would be able to climb over it in two seconds.

Mr. Moore stated I would, too.

Mr. Akey asked what direction do we want to give Mr. Smith?

Mr. Smith stated our engineer said that we need a 42-inch fence. We can put in a 42-inch chain link fence.

Mr. Moore stated look at where the safety issues are and do a temporary solution. I like Mr. Sunnarborg's solution very much because we can put up something such as bougainvillea that no one can run through because of the thorns. My suspicion is that the residents on Wilde are not going to like it anyway because they do not have a view to begin with. If you put a hedge there, they are going to have less of a view of that lake.

Mr. Sunnarborg stated I measured Wilde today and the existing hedge is not cut at the top and is not high enough to maintain. It varies from 24 inches to 36 inches. A low fence even at 42 inches will soon be covered up by the existing holly. If we end up with a solution of a fence on Wilde, we are still going to have to put some shrubs in front of it because the pampas grass is not enough of a screen. We should try to get the best compromise that we can. Mr. Joossens's survey of the neighborhood would be much appreciated.

Mr. Joossens stated I will talk to every resident.

Mr. Sunnarborg stated do not discount the people who live across from this area on Sticklely. There are at least five to six houses there. When Mr. Joossens talks to them, they need to see something. It cannot be a hypothetical question.

Mr. Collins stated I am thinking that we should do the mockup on Sticklely.

Mr. Sunnarborg stated I would like for Mr. Smith to let us know when the mockups are up. I will try to get the Chairman of the ARC out there, unless someone else wants to.

Mr. Carlson stated we should let the residents know that these are mockups and that we are looking at the best solution. They should also know that the fence is not going all of the way around the retention pond, just around the hazardous area.

Mr. Sunnarborg stated just to summarize, Mr. Smith will put up a 42-inch chain link fence mockup and get prices for the landscape solution. What about the two-rail fence?

Mr. Smith stated we will put up a sample of the two-rail fence.

vii. Boardwalk Trail Signs

Mr. Smith stated we have a mockup of the signs. We have different types of designs, such as a little girl and dog running and a bicyclist and a couple of people jogging. We have different shapes and sizes. We got some good pricing so we should be under our budgeted dollar amount. Once we get them out on the trails, we could go back and look at maybe putting additional information on them for the trail system. I would like to see if we could create a map and a trail system.

Mr. Moore stated a lot of people would like to see a jogging trail sign and map.

viii. Other Field Issues

Mr. Smith stated all of the alleys have been paved in West Village and Lake Evalyn. We created our first punch list today and have a substantial list of items. We expect those repairs to be done over the next couple of weeks. We will have another update for you next month. Overall, everything went smoothly.

Mr. Sunnarborg asked what is the status of the tree replacements on Yew Court?

Mr. Smith stated the contractor has a standing work authorization to replace three trees, but he is having problems finding the trees. The concern on Yew Court is the condition of the trees rather than installing the trees. The existing trees should be cleaned off because they have moss on them. It will not harm the tree, but we would like to clean off the moss, leave them alone through spring to see how they do and then report back to the Board.

Mr. Sunnarborg asked have the lights on the sign at World Drive and Celebration Boulevard been adjusted?

Mr. Smith stated yes.

Mr. Sunnarborg stated I saw in the report that the work was done, but the lights were still aimed all over the place. The curb wall behind looks good, but I am referring to the low wall in front that we lit so people would see it.

Mr. Smith stated what we used down there is not working. We have the kids coming from school and the mowers. We had them flush to the ground, but it looked like you were looking at an airplane with all of the lights on the wall. Rather than flooding everything, we put spots on them and they are getting knocked over. We have to figure out something else to do, whether we put two long flood-type lights down or get away from lighting that area altogether and move down to the curb and look at a different safety precaution, such as putting reflectors on the pavement so we can see the curb. I agree with you that what we have on that wall now is not working.

Mr. Sunnarborg asked when it comes time to replant the flowers in that bed, can we keep them as low as possible?

Mr. Smith stated that is Girard's direction. We are going to take it down 6 inches to a foot lower so when we do plant them, they will not cover the Celebration sign.

Mr. Collins asked will this be done after the last frost?

Mr. Smith stated yes.

C. Attorney

There being nothing to report, the next item followed.

D. Engineer – Roadway Progress Report

Mr. Vincutonis stated at the last meeting, I shared two proposals with you for the weir and we received a third shortly after the meeting, which came in substantially cheaper. One proposal was from Wright who did the work previously and came in at \$70,790, the second one from Jr. Davis in the amount of \$93,142 and the last one from Albritton Williams, Inc. for \$52,300. There is a \$42,000 difference between the highest and lowest bid. However, I do need to point out that Jr. Davis's proposal included \$35,000 worth of sidewalk restoration due to damage caused by dump trucks. The other two companies excluded it from the bids. Albritton Williams does not believe they will damage it. They will try to pump some concrete back there and use smaller mules. Obviously anything that they do break, they will replace. I do not know if the Board wants to take action on this item tonight.

Mr. Akey stated Albritton Williams has done a lot of work for us.

Mr. Smith stated I am comfortable with the way they want to do the job.

Mr. Carlson asked when do they want to start?

Mr. Smith stated as soon as the Board gives approval, they will start the work.

Mr. Akey stated I would like to go with Albritton Williams.

On MOTION by Mr. Carlson, seconded by Mr. Sunnarborg, with all in favor, approval was given to award a contract to Albritton Williams for the weir in the amount of \$52,300.

Mr. Smith stated if you get an opportunity when you get into town, look at the timbers on the bulkhead around Lake Rianhard. I will bring back a proposal next month to replace the timbers, plug the holes and re-text coat that bulkhead. I did a section if you go down the steps on the boardwalk to the right, from that point over to where the ramp goes in front of Sherlock's where I removed the timbers. If we do it the same way, our price would be cut in half.

Mr. Akey stated we will have Ms. Maria Fuentes send an email to each Board member to remind them to look at the options.

E. Chairman – Update on Joint CDD/CROA Issues

Mr. Akey stated I have not heard back from the Chairman of the CROA Board, but I will contact him and start to put together the agenda for the joint CROA/CDD workshop.

Mr. Carlson asked do we want to bring up the parking issue at the joint workshop?

Mr. Akey stated we will put this item on the agenda.

Mr. Carlson stated I suggest that we invite Board members from CNOA since it directly impacts them.

F. The Celebration Company's Representative – Update on Cell Phone Tower

Mr. Parker stated there is nothing significant to report on the cell phone tower. We have had a couple of meetings. We have another one scheduled for tomorrow with another subcontractor. I also made contact with the carrier.

Mr. Siegel asked can you give us a summary on where you stand, what the alternatives are and when the residents can expect some action and what the stumbling blocks are?

Mr. Parker stated I am working with CROA on these matters.

Mr. Moore stated we met with CROA several times on this matter. In fact, there is a meeting scheduled for tomorrow. Mr. Parker has been working with a representative of CROA. I am not representing the CDD as this is something I have been working on for several years. I have been working with Mr. Parker for the past five years on trying to get a cell phone tower in town. We identified some locations. Before we say that one location is a perfect location, we are trying to look at different locations before making a decision.

The Celebration Company is not looking at just one option, but several. I think this is something that we will look at more closely in terms of a solution because we have gotten to the point of where we exhausted a lot of other areas and there is the potential for a decision to be made soon. The solution could be a shorter time or a longer time. We have been working a lot closer in the past couple of months than we have in awhile. Nothing has changed except that we have worked a lot harder in the last couple of months and Mr. Parker has put a lot of time into this in the last couple of weeks. Things are proceeding, but we have no real answer at this time. We are spending a lot of time with experts and third parties to try to make this happen.

Mr. Sunnarborg stated I asked Mr. Parker some questions last month and clearly he is uncomfortable discussing this matter in this forum. We all know, Mr. Moore, that you have been handling this for some time, but none of the Supervisors can talk to you outside of this forum about this matter. Could you keep us abreast so we can keep the community up to date?

Mr. Moore stated yes. This is not anything that you or I have discussed or with any of the other Board members. I can tell you that I have been working with The Celebration Company to try to find a location and with Ms. Pat Wasson. We have looked at different places and in that timeframe, the community has changed. We could not put the cell phone tower in one location because The Celebration Company was building something there and it could impact sales. We have to look at, not just the community, but what The Celebration Company is trying to do. We looked in several different places. One location was at Celebration High School because we thought this would be a great place that would not impact The Celebration Company and none of us owned the property. The high school is a place where there are a lot of lights and they could have used the money. We explored this option with The Celebration Company and that is still on the table and school administration is still interested in this. However, they are also interested in other areas. The bulk of the activity has occurred in the Celebration High School area. We have done a lot of testing there and there is still more work to do. In the next couple of days or weeks, we will be looking at other areas. This is not my decision as the school has to agree with it as well as the School Board and The Celebration Company because it impacts the DRI as well as what they are building across the street. This is a process that we have to go through. This may not be the best place and we are working with Mr. Parker and The Celebration Company to figure out what is the best alternative. I believe

in the last couple of weeks, we have made a lot of progress, but as we go through, things can change and technology changes. By the next meeting, things could be different.

Mr. Akey asked is your next meeting scheduled tomorrow?

Mr. Moore stated yes.

Mr. Carlson stated I know Mr. Parker and Mr. Moore have been working on this, but I can go to Disney World and have no problems getting cell phone service anywhere. However, I cannot get cell phone service in Celebration. The Celebration Company knows how to fix cell phone service, but we have not been able to reach a solution. I encourage a solution for Celebration.

Mr. Moore stated over the last couple of years since we started this process, The Celebration Company did not have cell phone towers on any of their property. Yes, you can get better cell phone coverage at Disney World, but the difference is they have a lot more land than we do and they do not have as many wetlands. They also have the opportunity to hide the towers. You cannot see them from inside of the Magic Kingdom or any of the other theme parks. It is not like we are trying to hide a cell phone tower from everyone's view, but we are looking for areas that have the least amount of impact to the residents. The Celebration Company is very protective of Celebration and for good reason. I cannot say that it has been difficult to work with them, but it has been a give and take. They are still working on it and your point is well taken. The Disney Company has changed their mindset over the last couple of years in allowing towers on property, but yet we want to make sure it does not impact the residents. Mr. Parker is working on solutions that you cannot see in a 200-foot tower so we are looking at other solutions. I agree with your frustrations. It is frustrating for me as I am sure for The Celebration Company.

Mr. Carlson stated when you say it does not impact residents, it does impact the residents.

Mr. Moore stated I agree that it is impacting the residents. In fact, more residents are moving in without a land line phone so it is a huge issue in several parts of the community. If I said to you that there is land available right across the street from you to put a cell phone tower, you probably would not want one there. It amounts to how much we want to impact the residents and whether the aesthetics are more important. No one is going to put a 100-foot tower in downtown Celebration, which is where it needs to be so we have to look at alternatives. We do not own the land, which makes it difficult.

Mr. Carlson stated I agree that no one wants a cell phone tower in their backyard, but we do want service.

Mr. Sunnarborg stated hang in there and keep working on this. We appreciate it. If you keep us up to date, we will stop bothering Mr. Parker.

Mr. Parker stated you are not bothering us whatsoever. If I had updated information to share, I would share it with you tonight, but it is sometimes difficult getting meetings with these carriers. The meeting we have tomorrow is with another cell phone tower company. It took two weeks to get this meeting scheduled with them. We only meet once a month and sometimes we do not always have the answers for you.

Mr. Sunnarborg asked did the civic corridor plat get recorded?

Mr. Parker stated yes. We provided a copy to Mr. Moyer and Ms. Carpenter.

ELEVENTH ORDER OF BUSINESS

Updates and Discussion Items

A. Update on Maintenance Facility

Mr. Collins stated Girard is anxious to be able to use this facility. As quickly as we can get this contract signed, they will be able to start using the facility. Right now the area is blocked so Girard cannot get in there. Does Davey Tree understand that they need to provide access to that area?

Mr. Smith stated Girard has an interlock box where there is one lock for Girard and another for Davey Tree. Girard already has two dumpsters there.

Mr. Collins stated we already have the update on the library. The earliest that we can even begin to think about this is once the library gets built.

Mr. Parker stated we plan on providing a draft contract for the civic corridor parcel to either Mr. Moyer and/or Ms. Carpenter the first week in March.

B. Discussion of Agenda Items for the Joint Workshop with CROA

This item was discussed above.

C. Discussion of Questions and Issues for RCID to Address at their March Presentation

Mr. Akey asked are they definitely coming to the March meeting?

Mr. Sunnarborg stated we invited Ms. Kate Kolbo and Mr. Eddie Snell to this meeting, but they requested a one month reprieve. I am not sure what this item is.

Mr. Smith stated we have a list of task items that we are going to do. They wanted to do more testing after we completed those items. We have some water quality tests, alum treatment and some flocking logs for the pump system to make sure it is going to work. We also wanted to discuss what we were going to do with the reuse water, whether we

were going to filter it in some way. I think we will have more to discuss at the March meeting.

Mr. Moyer stated I think the intent is in case the Board had any specific questions that you wanted RCID to address. You can provide those to me or Ms. Burgess and we will provide them to Ms. Kolbo.

Mr. Sunnarborg stated it has been a few months since I spoke to Ms. Kolbo. I wanted to make sure we are still on track for dealing with the specific issues they flagged a few months ago, such as dealing with the problems with the irrigation water. What we have not started doing yet, but we need to plan for is to start an educational campaign with our residents, businesses and contractors on fertilizing practices. Ms. Kolbo posed this idea and I think this is a great idea.

Mr. Moyer stated the only thing that has happened of interest that she can address is the setting of numerical standards for pollutant discharges that EPA took over from DEP. I would like Ms. Kolbo's opinion on whether any of this can be accomplished.

TWELFTH ORDER OF BUSINESS Other Business

There being none, the next order of business followed.

THIRTEENTH ORDER OF BUSINESS Supervisor Requests and Comments

There being none, the next order of business followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Moore, seconded by Mr. Sunnarborg, with all in favor, the meeting adjourned at 9:30 p.m.
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Tom Sunnarborg, Secretary

Cliff Akey, Chairman